



69 BRUNSWICK ROAD | ALTRINCHAM

£325,000

Forming part of this popular location a beautifully presented late Victorian terraced home within walking distance of the Metrolink and Altrincham town centre. The accommodation is superbly proportioned throughout and briefly comprises entrance vestibule, sitting room, dining room, fitted kitchen with access to the rear courtyard garden, two double bedroom and bathroom/WC to the first floor plus third double bedroom to the second. Courtyard garden to the front and rear. Viewing is highly recommended.

POSTCODE: WA14 1LP

DESCRIPTION

Brunswick Road forms part of a popular residential location containing terraced houses mainly of similar age and varying design creating an attractive setting. A little over a 1/4 mile distant is the shopping centre of the market town of Altrincham and the Metrolink railway station providing a commuter service into Manchester is close by at Navigation Road. The property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly presented and proportioned throughout and offers plenty of character and charm. To the front of the property there is a separate sitting room with a focal point of an exposed brick fireplace. Towards the rear is a separate dining room with access to a large understairs storage area and also the fitted kitchen to the rear which in turn leads onto the rear garden. To the first floor there are two excellent double bedrooms and the family bathroom/WC fitted with a white suite with chrome fittings. The loft has been converted to create a third double bedroom well proportioned and with access to an eaves storage area. To the front and rear of the property there are courtyard gardens.

A super property for first time buyers and investors alike and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor. Hardwood door to:

SITTING ROOM

13'7" x 11'9" (4.14m x 3.58m)

With a focal point of a gas fire with exposed brick surround and flagged hearth. Stripped floorboards. PVCu double glazed window to the front. Television aerial point. Telephone point. Radiator.

DINING ROOM

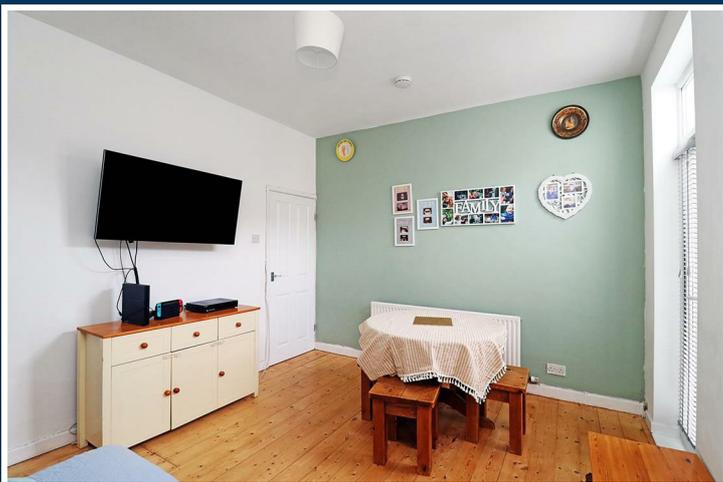
13'7" x 11'2" (4.14m x 3.40m)

With PVCu double glazed double doors to the rear garden. Stripped floorboards. Understairs storage cupboard. Radiator. Opening to:

KITCHEN

12'6" x 7'7" (3.81m x 2.31m)

Fitted with a comprehensive range of grey wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Tiled splashback. Space for fridge, washing machine and dishwasher. Two PVCu double glazed windows to the side. Tiled splashback. Tiled floor. Radiator. PVCu double glazed door provides access to the rear garden. Cupboard housing combination gas central heating boiler.



FIRST FLOOR

LANDING

Stairs to second floor.

BEDROOM 2

13'7" x 8'6" (4.14m x 2.59m)

PVCu double glazed window to the front. Fitted wardrobe and overhead cupboard. Understairs storage cupboard. Radiator. Focal point of a cast iron fireplace.

BEDROOM 3

13'10" x 9'7" (4.22m x 2.92m)

With PVCu double glazed window to the rear. Radiator. Stripped floorboards.

BATHROOM

8'0" x 7'2" (2.44m x 2.18m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and vanity wash basin. Chrome heated towel rail. Tiled splashback. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

BEDROOM 1

13'3" x 11'7" (4.04m x 3.53m)

With PVCu double glazed window to the rear. Velux window to the front. Radiator. Eaves storage.

OUTSIDE

To the front of the property is a walled courtyard garden whilst to the rear is a flagged patio seating area with external store.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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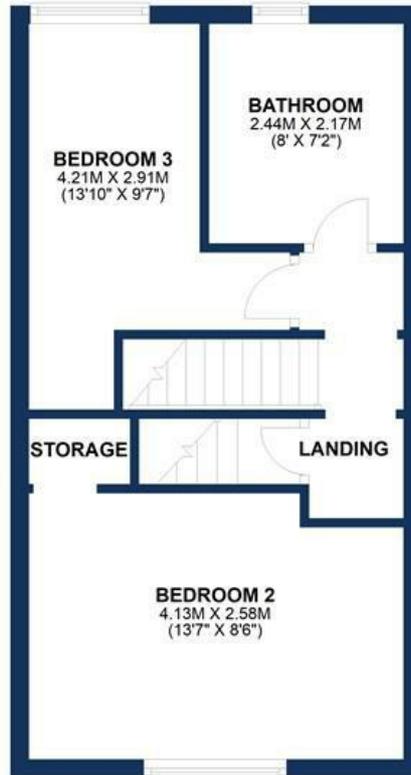
GROUND FLOOR
APPROX. 45.2 SQ. METRES (486.1 SQ. FEET)



TOTAL AREA: APPROX. 97.9 SQ. METRES (1054.0 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 33.8 SQ. METRES (363.4 SQ. FEET)



SECOND FLOOR
APPROX. 19.0 SQ. METRES (204.5 SQ. FEET)



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